

## **Welcome to the Villas of Spanish Springs** (Revised 2/22/2016)

Congratulations on purchasing one of the beautiful condominium units in the Village of Spanish Springs. Condominium living is unique from typical home ownership. At the time of your closing you should have received a copy of the 396-page document entitled Prospectus, Villas of Spanish Springs, A Condominium. This document includes 1) Declaration of Condominium, 2) By Laws and 3) The Rules and Regulations. These documents specify what you may and may not do as a condo owner. If you did not get a copy, please contact Sentry Management, and they will provide one for you. Online copies of these documents are also available on the Villas of Spanish Springs Condominium Association (VoSSCOA) website. To receive your password and access, please contact Rita McCulloch, Communications Committee, by phone (571-201-6977) or email ([rita.mcculloch@gmail.com](mailto:rita.mcculloch@gmail.com)).

Attached is a summary of the use restrictions imposed upon VoSSCOA owners. We bring them to your attention to help you make a smooth transition to condominium living. It is important that you read your documents right away, because owning a condominium is very different from owning a house. Simply stated, you can do nearly anything you want to the interior, as with any home, but there are exceptions. One example, which can be found in the Declaration of Condominium (12.3.12), is that all window treatments, curtains, shades, drapes and blinds must be white, or off white, in color or lined with material of white or off white.

The outside of your building, all the grounds, and the street are considered condominium property. The Declaration of Condominium states that to maintain the harmony of the exterior appearance, no one may make changes to, place anything on, affix anything to, or exhibit anything, except for a U.S. flag respectfully displayed, from any part of the condominium property that is visible from the exterior of a building, including the back courtyard, without prior written consent of the Board (12.3.13). This would include, but not be limited to, painting anything including the front door, making changes to the front door, adding screen, changing door hardware, changing the courtyard floor or walls, making changes to the windows or window boxes, adding hose reels, TV antennas, awnings, lawn ornamentation, bird baths, planters, hanging baskets, bird houses, clothing lines, etc.

The Declaration of Condominium defines the courtyards as limited common areas with visibility enjoyed by adjoining units. As such, nothing may be kept in your courtyard that protrudes above your courtyard walls. This would include awnings, screened tents, out buildings of any kind, etc. Small umbrellas and most plant materials are allowed without prior approval.

As with all streets in The Villages, on street parking is not allowed. When additional parking is needed it should be in the parking lot across the wall. No handicapped parking, other than your driveway, is provided. The cross street at the end of the block provides space for residents to back out of their garages and is reserved as turn-around for service vehicles.

In all of The Villages, security is a concern. You are asked to keep your garage door closed, except when you are actually working there. In addition to security, keeping the door closed prevents unwelcome visitors such as birds, bugs and snakes.

Pets are to be leashed and cleaned up after; no exceptions (Declaration of Condominium 12.3.6).

There is a garbage pick-up twice a week (Monday and Thursday) and recycling on Wednesday. Garbage should be in plastic bags (no plastic or metal containers) and recycling in clear plastic bags. The bags should be placed at the end of the drive way, on hard surface, no earlier than the night before pickup (Declaration of Condominium 12.3.7).

To maintain the integrity of The Villas, all plantings, both flowers and landscape plants that will be visible from the road, must first be approved. Only plantings that are in keeping with the overall landscape plan will be considered for approval. At this time, all mulch must be pine straw and landscaping rocks are not being used.

Every condo owner is expected to follow the rules, regulations and restrictions. Your cooperation is appreciated. Violators will receive a registered letter from the Sentry Management requesting compliance. If not corrected, violators may be fined.

If you are not certain that something you are considering is allowed, or if you have questions or concerns, please ask a neighbor, board member or contact Sentry Management.

On Tuesdays, from 5 until 6, someone will host a Flamingo Block Party in their driveway. Party details will be posted on the front gate and you will find a flamingo on the host/hostess front lawn. This is an opportunity for neighbors to have time to relax and get to know each other (BYOB and lawn chairs).